

Courtfield Road SW7

Winkworth



# Courtfield Road SW7

South Kensington

A stylish studio apartment located in this handsome redbrick, period building in the heart of South Kensington.

Situated on the Raised Ground Floor, this recently renovated property expands to 302 square feet, offering an ideal studio space with high ceilings, large windows, separate fully-fitted kitchen and modern shower-room.

The front door opens into an entrance hall with built in storage space, off which are the shower room and studio room. This adds an extra degree of privacy often not found in studio apartments.

With cleverly thought-out storage space and wooden flooring, this property offers an ideal base just moments from Gloucester Road.

**ASKING PRICE:** £450,000 Subject to Contract

**TENURE:** Share of Freehold

**SERVICE CHARGE:** TBC

**GROUND RENT:** TBC

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band C



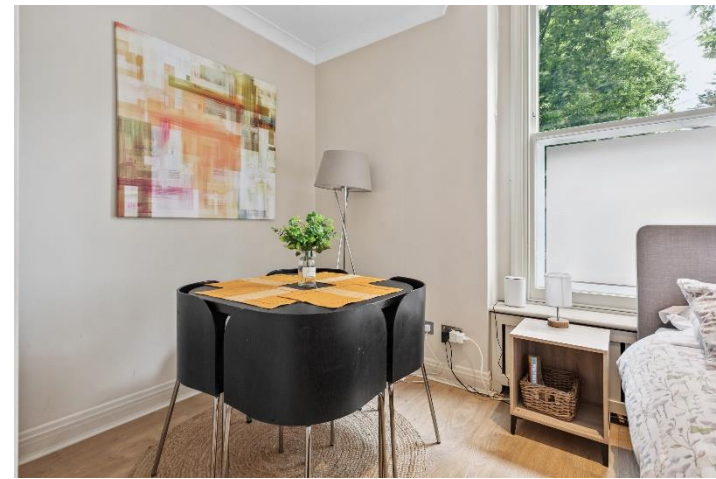
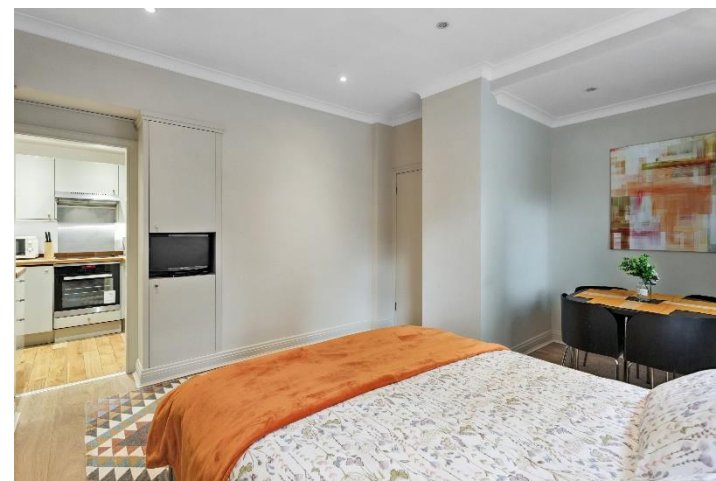




### **LOCATION:**

The property sits in the heart of South Kensington, close to the Natural History Museum, V&A, and Royal Albert Hall. Gloucester Road and Kensington High Street offer excellent shopping, while Hyde Park and Kensington Gardens are nearby. Gloucester Road Underground Station provides District, Circle, and Piccadilly Line access to Central London and Heathrow.

**Raised Ground Floor Flat | Studio | One Bathroom | Separate Kitchen |  
Natural Light | Period Building | Approx 302 sq ft**





**Courtfield Road, SW7**  
 Approx. Gross Internal Floor Area 302 sq. ft / 28.05 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

**Winkworth**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>70 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>49 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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South Kensington Sales | 020 7373 5052  
 southkensington@winkworth.co.uk

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